

ORDINANCE NO. 2003-26-CM

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF  
TIPPECANOE COUNTY, INDIANA, NO. 97-51-CM

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA, THAT THE UNIFIED ZONING ORDINANCE, BEING A SEPARATE ORDINANCE AND NOT PART OF A UNIFIED COUNTY CODE IS HEREBY AMENDED AS FOLLOWS:

Section 1: Change CHAPTER 4, SECTION 4-2-2 SUMMARY OF STANDARD *SETBACK* REQUIREMENTS by adding footnote 11 as follows:

ZONE	ALONG STREET FRONTAGE				NOT ALONG STREET FRONTAGE			
	(Amends 16, 16a) MINIMUM SETBACK <sup>1</sup> FOR PRIMARY USE BLDG, ACC.USE / STR / BLDG				MINIMUM REAR SETBACK		MINIMUM SIDE SETBACK	
	LO <sup>3</sup>	CO	SE	PR	PrmUB	AccUS B <sup>2</sup>	PrmUB	AccUS B
R3W <sup>11</sup> R4W <sup>11</sup>	25	30	40	60	25	10	6	6

FOOTNOTES TO 4-2-2:

11. Except for South and/or North River Road, the minimum setback from a road for properties within the *urbanized sewer area* of West Lafayette is 20' or the average *setback* on the blockface, but never less than 10'. (See 4-4-1 below on setback averaging.)

Section 2: Change CHAPTER 4, SECTION 4-4-1(a) AVERAGING *SETBACKS ALONG STREET FRONTAGES* as follows:

For a *primary use building*, the minimum *setback* along a *street frontage* is reduced to the average *setback* of the existing *primary use buildings* on that *block* face (but never less than 10') if:

- (a) the frontage is along any *street* in an R1U, R2U or R3U *zone*, or along any *local street* in any other *zone* requiring a *setback* along a *street frontage*, or along any *street* in an R3W or R4W *zone* (except North and South River Road) located within the *urbanized sewer area* of West Lafayette; and
- (b) at least half the *lots* in that *block* face are already occupied by *primary use buildings*.

This ordinance shall be in full force and effect from and after its passage.

Adopted And Passed by the Board Of Commissioners of Tippecanoe County, Indiana, this 2<sup>nd</sup> day of June, 2003.

VOTE:

Yes

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KD Benson, President

Yes

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Ruth E. Shedd, Vice President

Yes

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John L. Knochel, Member

ATTEST:

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Robert A. Plantenga, Auditor

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